



Department of Planning and Community Development
Urban Redevelopment Agency
1305 Hancock Street, Quincy, Massachusetts 02169
Tel. (617) 376-1362 FAX (617) 376-1097
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DENNIS E. HARRINGTON
Director

THOMAS P. KOCH
Mayor

ARTICLE 3:

Date: 09/29/2021
(mm/dd/yyyy)

Case #: _____
Assigned by Planning Dept.

Property Address (Assessors Record): 21-31 Beale Street / 51-55 Cushing Street / 65 Chapman Street

Mailing Address (if different):

Assessors Plan #, Lot/Plot: 5093-2-1 & 6-3/5093-4-30 & 27-E

Zoning Classification: Business C

Registry of Deeds Record: Book: 36490 **Page:** 409 **or, Land Court #:**

Name of Legal Owner of the Land: Chan Realty LLC

Address: 67 Ridge Ave, Newton, MA 02459

Home/Business Phone: (617) 472-5100

Cell Phone: -

Fax:

Email: singmchan@gmail.com

Name of Applicant, if not the Legal Owner of the Land: BCC Acquisition, LLC

Address: 66 Arcadia Road, Westwood, MA 02090

Home/Business Phone: (617) 472-5100

Cell Phone:

Fax:

Email: singmchan@gmail.com

Applicant's Attorney Name & Firm: Edward J. Fleming, Fleming & Fleming, P.C.

Address: 85 Clay Street, Quincy, MA 02170

Business Phone: (617) 472-5100

Cell Phone:

Fax: (617) 472-7602

Email: efleming@flemingpc.com

Lead Engineer/Architect Name & Firm: Karlis Skulte-CEC, Inc. / David Freed-Choo Design & Co., Inc.

Address: 31 Bellows Road, Raynham, MA 02767 / One Billings Rd, Quincy, MA 02171

Business Phone: (774) 409-2716

Cell Phone: (617) 786-7727

Fax:

Email: kskulte@cecinc.com / david@choo-design.com

Nature of request:

Special Permit, Site Plan Review & Special Permit-Parking Waiver

List all requested site plan, special permit(s), findings, and/or Certificate of Consistency, with reference to zoning section numbers. Applicant is responsible for seeking all necessary permits for the project. The Planning Board cannot issue a decision if it is not specifically requested in the Application.

Special Permit - Title 17.3.1.3, Site Plan Review - Title 17.9.5 & Special Permit-Parking Waiver - Title 17.5.1.17

Please pay with two separate checks, each made payable to City of Quincy.

a. Application Filing Fee: \$ 4,000.00 Date 09/29/2021

b. Project Review Fee: \$ 15,000.00 Date 09/29/2021

Signature of Landowner: Sing Mary Chan Date: 9/29/21

Signature of Applicant: Sing Mary Chan Date: 9/29/21

Signature of Attorney: [Signature] Date: 9/29/21

Notes:

1. The applicant is required to pay for the legal advertisement in the local newspaper
2. The application must be accompanied by two copies of a certified abutters list and two sets of matching mailing labels (obtain from Assessor's Office).
3. A copy of this application must be filed with the City Clerk's Office.
4. A submission shall be deemed incomplete until all required administrative and project review fees have been received.

ARTICLE 2

Plans Contents Checklist

The following information is required for all Planning Board Special Permit, Site Plan Review, and Quincy Center Zoning Districts Special Permit/Site Plan Review applications.

The Planning Board, or its designee, shall, in its discretion, require the following information for all applications including, but not limited to, #1-6 below. Upon written request by the Applicant, the Planning Board, or its designee, may waive submission of any of the required information if not applicable to the project.

The applicant is encouraged to arrange with the Planning Director for a preliminary meeting with Planning Board staff before submitting the application to help the applicant identify the applicable information requirements as well as any design related issues that may arise. The applicant should be prepared to present schematic plans to facilitate this preliminary discussion.

Section 9.5.3 of the Zoning Ordinance strongly encourages the Applicant to submit a pre-application sketch to the Planning Board and to schedule a comment period at a regular meeting before submitting the application to help the Applicant identify the applicable information requirements as well as any design related issues.

SECTION 1: Project Narrative

- 1.1 A description of the proposed project in sufficient detail to describe the character and scope of the complete proposal such as architectural intent; all users for whom the project is intended to serve; expected number of employees and/or occupants; methods and hours of operation, if applicable; a discussion of the impact on the neighborhood, the relationship of the project to its surroundings and the fit/scale of the project relative to its neighborhood; nearby public facilities.

The Proposal includes the removal of the one story commercial storefront building on Beale Street and two four-family houses on Cushing and Chapman Streets and the construction of a new Mixed-Use building consisting of Eighty (80) residential units and Six (6) commercial storefront units along Beale Street along with two levels of structured parking for Ninety-Three (93) vehicles. The proposal will also include structured exterior space for the residents along with other amenities, including meeting space, a fitness facility, bike storage room and dog run.

- 1.2 An indication of the use of the latest “green” and sustainable building techniques, methods and materials in the overall design and whether LEED Certification, Energy Star Certification, or if any climate adaptation techniques will be pursued.

See List of Sustainable Building Techniques, prepared by Choo Architects.

- 1.3 Wind and shadow studies if specifically requested by the PGA.

The Applicant has requested a Waiver from the Wind Study requirement, however, has provided a Shadow Study. See Request for Waivers and Architectural Plans, prepared by Choo Architects (Sheets A-4.3-A-4.6).

- 1.4 The location and significance of any historic structures.

The Applicant is not aware of any significant historic structures in close proximity of the site.

- 1.5 Demolition and construction procedures including impact mitigation measures; an estimate of the time period required for completion of the development.

The Applicant anticipates that the demolition and construction will take approximately 12-18 months to complete.

- 1.6 A general summary of proposed easements or other encumbrances either existing or to be placed on the property.

The Applicant anticipates that the proposal will include standard utility easements to provide services to the new residential building and commercial storefront space. The Applicant is unaware of any other easements.

- 1.7 Evidence of compliance with the provisions of the Americans with Disabilities Act and the Massachusetts Architectural Access Board (MAAB), if applicable.

See Civil Engineering Plan, prepared by CEC, Inc., dated September 20, 2021 and Architectural Plans, prepared by Choo Design, dated September 13, 2021

- 1.8 The measures taken to preserve and protect natural resources and open space; the location, description and percentage of land not dedicated to parking, roads or lots; and percentage of unbuildable areas in open space, accessible to residents of Quincy, where appropriate.

The site on Beale Street is almost entirely covered by building and paved driveway with no drainage control measures. The remaining parcels also have limited green space and mature growth. The new proposal will include new green space and landscaping as shown on the Landscaping Plans, Sheets L1-L3.

- 1.9 A statement indicating the estimated time required to complete the proposed project and any and all phases thereof.

The Proposal will be constructed in one phase and the Applicant anticipates that the demolition and construction will take approximately 12-18 months to complete.

- 1.10 Construction cost estimate information and plans that meet the standards of the City of Quincy Inspectional Services Department in sufficient detail for peer reviewer to determine fiscal and related impacts.

The Applicant has not yet obtained final construction cost estimate, however, will provide this information to the Inspectional Services department to obtain the building permit.

- 1.11 A summary of the project indicating, where appropriate, the number of dwelling units to be built and the acreage in residential use; evidence of compliance with parking and off-street loading requirements; the forms of ownership contemplated for the property and a summary of the provisions of any ownership or maintenance thereof; identification of all land that will become common or public land; and any other evidence necessary to indicate compliance with this ordinance.

The Proposal includes the construction of Eighty (80) residential units with Ninety-Three (93) structured parking spaces. Ownership of the building will be maintained in one entity and residential and commercial units will be leased. The commercial retail uses along with the fitness facility and meeting room will be accessible to the public.

- 1.12 If the proposal does not conform to any City ordinance requirements, zoning or otherwise, the applicant must submit documentation regarding the relief required and/or evidence of granted relief.

The Applicant intends to seek variances from the City's Zoning Board of Appeals.

- 1.13 Identify any existing, and/or impending MEPA clearance or other state permitting for the site. Identify all MEPA thresholds and other state permitting responsibilities. Provide a schedule for when the Applicant expects to carry-out MEPA and state permitting activities.

None

SECTION 2: Permit Plan Set

2.1 Cover Sheet

- 2.1.1 The name, address, and telephone number of the Applicant, the owner (if other than the Applicant), other agents for the Applicant, such as the architect, landscape architect, engineer and/or attorney, and the name and address of the proposed project.

Cwner/Applicant: BCC Acquisitions, LLC -66 Arcadia Rd, Westwood, MA 02090/ Civil Engineer: Karlis Skulte - CEC, Inc., 31 Bellows Road, Raynham / Architect: David Freed-Choo Design, Billings Road, Quincy, MA / Attorney: Edward Fleming - Fleming & Fleming, P.C., 85 Clay Street, Quincy, MA 02170

- 2.1.2 A Locus Map at a scale of one inch (1") equals one hundred feet (100') showing the entire project and its relation to existing areas; buildings and roads for a distance of one thousand feet (1,000') from the project boundaries or such other distance as may be approved or required by the Planning Board.

See Cover Sheet, prepared by CEC, Inc. (Sheet G-0)

- 2.1.3 A Zoning Schedule table of existing required and proposed dimensions, setbacks, lot and building coverage and parking spaces.

See Dimensional Form.

- 2.1.4 The zoning district and overlay zones applicable to the site.

None

2.2 Existing Conditions Plan

- 2.2.1 A plot plan, certified by a professional land surveyor, showing the total land area, boundaries, angles, dimensions of the site; north arrow and the location of benchmarks and monuments; areas of existing plant materials and trees over 8 inches (8") in diameter; ledge outcrops, soil conditions and percolation test data; landscape features, and abutters.

See Existing Conditions Plan, prepared by Feldman Land Surveyors, dated February 5, 2018

2.3 Proposed Site Plan

- 2.3.1 An appropriately scaled and dated site plan(s), no larger than 24 x 36 inches (24" x 36"), certified and stamped by a registered land surveyor, architect, landscape architect or engineer, as appropriate.

See Layout and Materials Plan, prepared by CEC, Inc., dated September 20, 2021 (Sheet C200)

- 2.3.2 The proposed use of the land.

Mixed Use - residential and commercial (retail)

- 2.3.3 The dimensions and locations of existing and proposed building(s) or any accessory buildings or exterior storage including height, setback(s) from property lines and total square footage of all floors, if applicable.

See Existing Conditions Plan, prepared by Feldman Land Surveyors, dated February 5, 2018, Layout and Materials Plan, prepared by CEC, Inc., dated September 20, 2021 (Sheet C202) and Architectural Plan, prepared by Choo Architects.

- 2.3.4 The location and dimensions of any easements and public or private ways, other encumbrances, covenants, either existing or proposed.

See Layout and Materials Plan, prepared by CEC, Inc., dated September 20, 2021 (Sheet C200)

- 2.3.5 Adjacent roadways including, but not limited to, pavement and street widths, curb lines, right-of-way lines, cross-sections, points of tangency, lengths, bearings, radii and grades of roads, and intersections within 100 feet (100') of property lines.

See Layout and Materials Plan, prepared by CEC, Inc., September 20, 2021 (Sheet C200)

- 2.3.6 At-grade parking and loading areas showing the number, location and dimensions of parking and loading spaces, driveways and sidewalks, and sufficient parking in compliance with the Americans with Disabilities Act and the Massachusetts Architectural Barriers Board. Provide Parking Summary Table demonstrating compliance with zoning requirements.

See Layout and Materials Plan, prepared by CEC, Inc., dated September 30, 2021 and Proposed Lower Level and First Floor Level Architectural Plans, prepared by Choo Design, dated September 13, 2021 (Sheets C201 & A-1.1 & A-1.2).

- 2.3.7 The proposed method for handling solid waste disposal and for the screening of disposal facilities.

See Layout and Materials Plan, prepared by CEC, Inc., dated September 20, 2021 and Proposed Lower Level Architectural Plans, prepared by Choo Design, dated September 13, 2021 (Sheets C200 & A-1.1 & A-1.2)

- 2.3.8 The proposed location(s) of areas for snow storage after plowing or other arrangements.

Snow will be managed on site and removed the site, if necessary, to ensure unobstructed access to the driveways. See Note #3 on Layout and Materials Plan, prepared by CEC, Inc., dated Sept 20, 2021 (Sheet C200), indicating that excess snow shall be removed from the site in cases where accumulation exceeds 2"

- 2.3.9 The location of existing and/or proposed fences, walls, walks or outdoor lighting.

See Landscaping Plan, prepared by Hawk Design, Inc., dated JSeptember, 2021

- 2.3.10 The location and dimensions of any existing and/or proposed signs or pavement markings.

See Layout and Materials Plan, prepared by CEC, Inc., dated September 20, 2021 and Landscaping Plan, prepared by Hawk Design, dated September, 2021

- 2.3.11 The proposed location of all mechanical and electrical system components including exhaust and ventilation systems, transformers, satellite dishes and exposed mechanical equipment and vents.

See Proposed Lower Level Architectural Plans, prepared by Choo Design, dated September 13, 2021.

- 2.3.12 Names and addresses of all property owners within three hundred feet (300') of the site boundaries.

See Certified Abutters List, dated _____

- 2.3.13 Wetlands, ponds, rivers and other regulated areas and surface water bodies, and associated buffer zones as defined under the Wetlands Protection Act, MGL Chapter 131, Section 40, and rules promulgated there under, 310 CMR 10.00; or any other conditions that may trigger a Notice of Intent; and all flood plains, waterways and rock outcroppings.

None

- 2.3.14 The provisions for vehicular and pedestrian circulation within the project to adjoining property, public ways and the neighborhood in general. Pedestrian walks need to conform to ADA and MABB requirements.

See Layout and Materials Plan, prepared by CEC, Inc., dated September 20, 2021 (Sheet C200), Also see Traffic Impact Assessment, prepared by McMahon Associated, dated _____ 2021.

- 2.3.15 Recreation and common areas such as, but not limited to, community center, tennis court, swimming pool, paths—(hiking, bicycle, etc.) community garden or other common areas.

The proposal will include a bicycle room, amenity space/meeting room, gym and structured courtyard. See Architectural Plans, prepared by Choo Design (Sheets A-1.2 & A-1.3)

- 2.3.16 Space for revision dates, Quincy case number and Permit Granting Authority signatures.

Inlcuded

2.4 Proposed Grading, Drainage and Utilities Plan

- 2.4.1 Existing and proposed contour elevations in two foot increments for all existing and proposed paved areas. Sufficient spot grades should be shown to demonstrate compliance with ADA and MABB requirements

See Layout and Materials Plan and Grading and Drainage Plan, prepared by CEC, Inc., dated September 20, 2021 (Sheets C200 & C300)

- 2.4.2 Proposed methods to control erosion and sedimentation.

See Layout and Materials Plan and Demolition & Erosion Control Plan and Grading and Drainage Plan, prepared by CEC, Inc., dated September 20, 2021 (Sheets C100, C200 & C300)

- 2.4.3 The locations of existing and proposed on-site public utilities, facilities and conditions (water, sewage and drainage) showing the size and direction of flows.

See Utilities Plan, prepared by CEC, Inc., dated September 20, 2021 (Sheet C500)

- 2.4.4 The location of all hydrants, fire alarm and firefighting facilities on and adjacent to the site; the location of all existing or proposed electric, water, gas, telephone and cable.

See Existing Conditions Plan, prepared by Feldman LandSurveyors, dated February 5, 2018 and Utilities Plan, prepared by CEC, Inc., dated September 20, 2021 (Sheet C500)

2.5 Plan and Profile

- 2.5.1 A plan and profile drawn to subdivision requirements, including streets, sidewalks, drains, sewers, water mains and public utility extensions, and connections that will be within existing or proposed public rights of ways and/or easements.

See Layout and Materials Plan, prepared by CEC, Inc., dated September 20, 2021 (Sheets C200)

2.6 Proposed Landscaping Plan

- 2.6.1 The number, size, and location of proposed trees and other plantings.

See Landscaping Plan, prepared by Hawk Design, Inc., dated September, 2021 (Sheet L1-L3)

- 2.6.2 The use of indigenous plant materials, where appropriate.

See Landscaping Plan, prepared by Hawk Design, Inc., dated September, 2021 (Sheet L1-L3)

- 2.6.3 The location of proposed stone walls, fences and other features to be retained and/or removed, as well as color, size and type of landscaped surface materials.

See Landscaping Plan, prepared by Hawk Design, Inc., dated September, 2021 (Sheet L1-L3)

- 2.6.4 The proposed areas of irrigation.

See Landscaping Plan, prepared by Hawk Design, Inc., dated September, 2021 (Sheet L1-L3)

- 2.6.5 Plans prepared by a landscape designer or landscape contractor. Any project with 10 or more parking spaces must include a landscape plan stamped by a Registered Landscape Architect.

See Landscaping Plan, prepared by Hawk Design, Inc., dated September, 2021 (Sheet L1-L3)

- 2.6.6 The proposed limits of work and buffer zones.

N/A

2.7 Proposed Lighting Plan

- 2.7.1 A photometric lighting plan showing the location, height, direction, and intensity of existing and proposed external light fixtures showing the intensity of illumination at ground level, expressed in foot-candles and the means employed to prevent glare, the trespass of light onto adjoining properties or streets and diminish the illumination of the night sky.

See Lighting Plan (Sheet SL)

2.8 Detail Plans

- 2.8.1 Details suitable for the construction of the various elements of the project in accordance with the specific requirements of the City of Quincy Department of Public Works.

See Civil Plans and Stormwater Report, prepared by CEC, dated September ____, 2021.

2.9 Exhibit Plan

- 2.9.1 A rendered site plan showing the project in context with abutter's footprints (with property lines) and adjacent streets.

See Stormwater Report, prepared by CEC, Inc. dated September ____, 2021

2.10 Proposed Building Elevations and Sections

- 2.10.1 Front, side and rear elevations and sections indicating the organization of functions and spaces in a generalized manner, height and layout relationships with proposed and adjacent buildings, bulk and/or roof lines.

See Rendering, Proposed Elevations and 3D Views, prepared by Choo Design (Sheets G-0 & A-3.1-A-3.4)

- 2.10.2 Floor plans at $\frac{1}{4}" = 1'-0"$ showing the number and type of living units and rooms per unit; bedroom distribution; the total floor area and ground coverage ratio of each proposed building and structure; and descriptions of setbacks, upper patios or interior parks.

See Floor Plans, prepared by Choo Design, (Sheets A-1.1-A-1.7)

- 2.10.3 Color, materials and exterior features of the proposed structures; renderings or perspective drawings; methods for achieving privacy and reduction of noise.

See Rendering and Proposed Elevations, prepared by Choo Design (Sheets G-0 & A-3.1-A-3.4).

SECTION 3: Stormwater Management Analysis and Erosion Control

- 3.1 A stormwater management analysis prepared by a registered Professional Civil Engineer designed to conform to the provisions of the most current Stormwater Management Regulations as promulgated by the Massachusetts Department of Environmental Protection, the National Pollution Discharge Elimination System requirements for construction sites and to City of Quincy Stormwater Ordinance, as applicable.

See Stormwater Report, prepared by CEC, Inc. dated September ____, 2021

SECTION 4: Transportation Impact & Access Analysis

- 4.1 A traffic analysis based on the latest edition of the Institute of Transportation Engineers Trip Generation Manual to include estimated peak hour traffic volumes generated by the proposed use in relation to the existing volumes and projected future conditions, prepared by a Professional Traffic Engineer.

See Traffic Impact Assessment, prepared by McMahon Transportation Engineers & Planners, dated ____, 2021

- 4.2 Documentation that the lines of sight for driveways and access points serving the property meet or exceed the sight line standards of the American Association of State Highway and Transportation Officials (AASHTO) for roadways and intersections based on the posted or prevailing speed of traffic on the intersecting roadway, whichever is greater.

See Traffic Impact Assessment, prepared by McMahon Transportation Engineers & Planners, dated September ____, 2021

- 4.3 Documentation that the driveways and access points are designed to accommodate the turning and maneuvering requirements of emergency and delivery vehicles and that the on-site circulation and access to parking and structures is safe and unimpeded.

- 4.4 An inventory of all existing, planned and/or proposed transit routes for accessing the site other than single occupancy vehicles.

See Traffic Impact Assessment, prepared by McMahon Transportation Engineers & Planners, dated September __, 2021

- 4.5 Provision of on-site pedestrian and bicycle infrastructure and appropriate connections to existing public transportation facilities (subway, commuter rail stations and bus stops).

See Traffic Impact Assessment, prepared by McMahon Transportation Engineers & Planners, dated September __, 2021

- 4.6 An analysis of the proposed parking facility and its relation to the ingress and egress to the site and to the building entrance (s).

See Traffic Impact Assessment, prepared by McMahon Transportation Engineers & Planners, dated September __, 2021

SECTION 5: Photographs

- 5.1 Color photographs of at least eight x ten inches (8" x 10") in size showing the development site and the surrounding neighborhood.

See Site Exhibit Plan, prepared by CEC, dated September 20, 2021 (Sheet C002)

SECTION 6: Additional Information

- 6.1 Other information to aid the PGA in judging the application and in determining special conditions and safeguards, as the PGA should deem necessary, in its determination of completeness of said application.

The Proposal preicipated in community meetings regarding the redelopment of the Wollaston buisness district and this proposal has been design in cooperation with the City Planning Department to incorporate the design criteria for the new Wollaston business district.

- 6.2 Miscellaneous information such as estimated rents, proposed financial plan; terms of Homeowners or Condominium Association Agreements; available grant programs that may benefit the project, as applicable; provisions for long term maintenance of roads, drainage and retention basins, common areas, utilities, snow removal and trash; compliance with all applicable Fair Housing laws.

The Applicant will comply with the City Affordable Housing Ordinance.

- 6.3 Engineering feasibility studies of anticipated problems, i.e. noise, blasting, etc.

The Applicant does not anticipate any unusual noise of blasting, however, will fully comply with the ordinance regarding blasting and noise.

Dimensional Form

	Existing	Ordinance Requirements	Requested	Comment
Lot Area (sq ft)	33,172	42,000	33,172	Variance Required
Ratio of Total Floor Area to lot Area	Unk	3.5	3.37	
Building Height	1	6	6	Variance Required
Minimum Lot Area per Dwelling Unit	8	500	415	Variance Required
Width of Lot	104	100	104	
Minimum Yard Setback				
Front	0	25	0.14	Variance Required
Rear	N/A	N/A	N/A	Variance Required
Side Left	0	25	10	Variance Required
Side Right	0	25	18.8	Variance Required
Corner Lot (yes/no)	Yes	Yes	Yes	
Number of Dwelling Units	0	66	80	Variance Required
Number of of Loading Bays	0	1	1	
Green Area Spaces per Dwelling Unit	0	500	110	Variance Required
Number of Parking Spaces	0	147	93	Variance Required (*Section 4.2.5 allows for a 10% parking reduction for garage parking provided on site)
Parking Setbacks	N/A	10/10	Garage	